036.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	710,100 / 710,100
					USE VALUE:	710,100 / 710,100
					ASSESSED:	710,100 / 710,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRISSETTE WILLIAM D &
Owner 2:	RYAN ALANA
Owner 3:	
Street 1:	111 NORTH UNION ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORRIGAN KRISTYN & BRYAN -
Owner 2:	-
Street 1:	111 NORTH UNION ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,059 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1843 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6059.000	325,000		385,100	710,100
Total Card	0.139	325,000		385,100	710,100
Total Parcel	0.139	325,000		385,100	710,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.25 | /Parcel: 385.2

Legal Description

User Acct

24805

GIS Ref

GIS Ref

Insp Date

03/30/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,100	0	6,059.	385,100	710,200	710,200	Year End Roll	12/18/2019
2019	101	FV	271,400	0	6,059.	349,000	620,400	620,400	Year End Roll	1/3/2019
2018	101	FV	271,400	0	6,059.	331,000	602,400	602,400	Year End Roll	12/20/2017
2017	101	FV	271,400	0	6,059.	288,800	560,200	560,200	Year End Roll	1/3/2017
2016	101	FV	217,800	0	6,059.	246,700	464,500	464,500	Year End	1/4/2016
2015	101	FV	184,300	0	6,059.	228,700	413,000	413,000	Year End Roll	12/11/2014
2014	101	FV	183,400	0	6,059.	189,600	373,000	373,000	Year End Roll	12/16/2013
2013	101	FV	157,400	0	6,059.	180,500	337,900	337,900		12/13/2012

!2926!

PRINT

Date	Time
12/10/20	18:15:40

LAST REV

Date	Time
05/10/17	15:08:31
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2926

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORRIGAN KRISTY	67750-305		8/4/2016		760,000	No	No		
OKEEFFE MARY T,	59395-269		6/27/2012	Estate/Div	344,000	No	No		
	10884-392		7/21/1965		19,500	No	No		N

USER DEFINED

Prior Id # 1:	24805
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2016	988	Wood Dec	8,000		7/15/2016			Deck off back of h
2/25/2015	176	Redo Bas	35,882					Remodel of existin
1/16/2014	40	Redo Bat	6,000	C				
7/17/2012	896	Dormers	108,085	C				SHED DORMER ON BAC

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2015	Permit Insp	PC	PHIL C
2/7/2014	Info Fm Prmt	EMK	Ellen K
1/9/2013	Info Fm Prmt	BR	B Rossignol
8/27/2012	MLS	EMK	Ellen K
3/30/2009	Meas/Inspect	163	PATRIOT
2/29/2000	Meas/Inspect	197	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6059		Sq. Ft.	Site		0	64.	0.99	3									385,131						385,100	

Total AC/HA: 0.13910 | Total SF/SM: 6059 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 385,131 | Spl Credit | Total: 385,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98196000
Adj $ / SQ:	139.193
Other Features:	94147
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340703
Depreciation:	15672
Depreciated Total:	325031

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

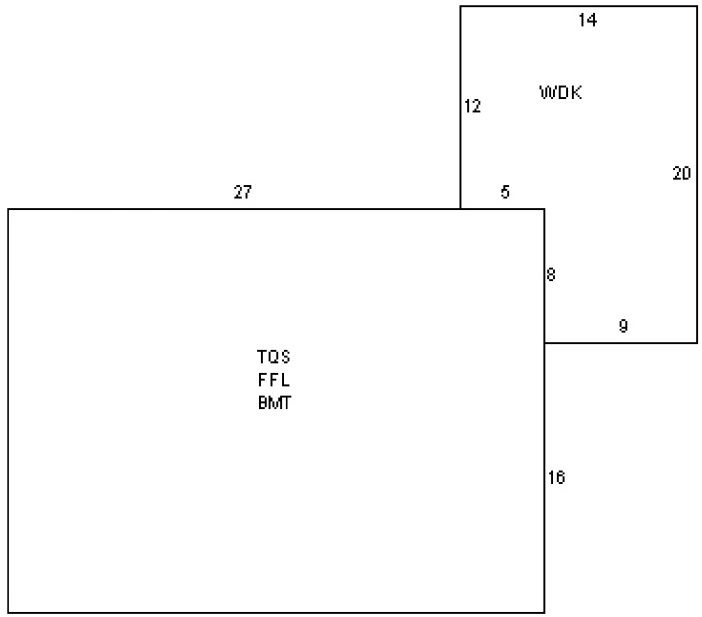
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.19
Special Features:	0	Val/Su Net:	138.18
Final Total:	325000	Val/Su SzAd	241.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	74.330	57,085
FFL	First Floor	768	139.190	106,900
TQS	3/4 Story	576	139.190	80,175
WDK	Deck	240	9.980	2,396
	Net Sketched Area:	2,352	Total:	246,556
Size Ad	1344	Gross Are	2544	FinArea 1843

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	65	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 036.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X11	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc